



STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO:

Statement of
Craig K. Hirai
Hawaii Housing Finance and Development Corporation
Before the

SENATE COMMITTEE ON HOUSING

March 12, 2019 at 1:30 p.m.
State Capitol, Room 225

In consideration of
H.B. 1312, H.D. 1
RELATING TO HOUSING.

The HHFDC **supports** H.B.1312, H.D. 1, provided that it does not adversely impact priorities set forth in the Executive Biennium Budget. H.B. 1312, H.D. 1 makes an unspecified General Obligation Bond appropriation in Fiscal Year (FY) 2020 for deposit into the Rental Housing Revolving Fund (RHRF) and expended over the Fiscal Biennium. We note that HHFDC's budget request is for \$100 million in General Obligation Bond funds in FY 2020 and the same in FY 2021.

On the application deadline of February 15, 2019, HHFDC received consolidated applications for 14 rental housing projects totaling approximately 1,500 affordable units. Review of the applications for threshold and other requirements is underway.

Thank you for the opportunity to testify.

March 12, 2019

The Honorable Stanley Chang, Chair

Senate Committee on Housing
State Capitol, Room 225
Honolulu, Hawaii 96813

RE: House Bill 1312, HD1, Relating to Housing

HEARING: Tuesday, March 12, 2019, at 1:30 p.m.

Aloha Chair Chang, Vice Chair Kanuha, and Members of the Committee,

I am Ken Hiraki Government Affairs Director, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawai'i, and its over 9,500 members. HAR **supports** House Bill 1312, HD1, which authorizes the issuance of general obligation bonds for the Rental Housing Revolving Fund.

According to the Department of Business, Economic Development and Tourism, nearly 66,000 housing units are needed by 2025 to meet long-term demand. Hawaii needs more affordable homes, including rentals, to meet today's needs of our working individuals and families.

HAR has historically supported mechanisms to help increase the supply of low- and moderate-income affordable housing such as the Rental Housing Revolving Fund which can help integrate the use of mixed-income and mixed-use projects, special purpose revenue bonds, low-interest loans, block grants, low-income housing tax credit programs and deferred loan programs to provide rental housing opportunities.

As such, HAR supports this measure which provides much needed funding for affordable rental housing opportunities for Hawaii's residents and address our State's housing crisis.



SNAPSHOT OF CHALLENGES TO HOMEOWNERSHIP

EXPENSES DELAYING SAVINGS FOR HOME PURCHASES

EXPENSE	ALL BUYERS	AGE 37 & YOUNGER	AGE 38-52	AGE 53-62	AGE 63-71	AGE 72-92
Student Loans	49%	53%	25%	8%	8%	<1%
Credit Cards	42%	32%	41%	30%	18%	14%
Car Loans	37%	32%	24%	14%	6%	3%
Child Care	20%	16%	18%	2%	2%	3%
Health Care	19%	12%	14%	19%	8%	6%
Other	17%	19%	29%	46%	70%	78%

Source: National Association of REALTORS® 2018 Home Buyer and Seller Generational Trends Report

DIFFICULTY IN REACHING A 20% DOWN PAYMENT *AS OF NOVEMBER 2018*

CONDOMINIUMS

COUNTY	MEDIAN	20% DOWN
Island of Hawai'i	\$339,000	\$67,800
Kaua'i	\$552,500	\$110,500
Maui	\$528,350	\$105,670
O'ahu	\$420,000	\$84,000

SINGLE-FAMILY

COUNTY	MEDIAN	20% DOWN
Island of Hawai'i	\$358,000	\$71,600
Kaua'i	\$782,500	\$156,500
Maui	\$740,398	\$148,080
O'ahu	\$797,000	\$159,400

HB-1312-HD-1

Submitted on: 3/10/2019 1:55:20 PM

Testimony for HOU on 3/12/2019 1:30:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Mike Goodman	Testifying for Hawaii Kai Homeless Task Force	Support	Yes

Comments:

TO: The Committee on Housing**FROM:** Mike Goodman, Hawaii Kai Homeless Task Force & Member Partners in Care**HEARING:** Tuesday March 12, 1:30 PM in Rm 225**RE** HB1312

Dear Senator Chang, Chair, Senator Kanuha, Vice Chair, and all Members of the Committee on Housing.

This bill is mostly duplicative of HB476, also being heard by this Committee. The two should probably be combined.

The Hawaii Kai Homeless Task Force supports this bill because the creation of affordable housing is essential for Hawaii's future. However, we must point out that SB-1, introduced by the Honorable Senator Chang, is an exponentially better vehicle for creating affordable housing for low income working people.

The amount of affordable housing contemplated under this bill is not large enough to have an impact on overall housing costs. Conversely, SB-1 will impact the market significantly, lowering housing prices at virtually no cost to taxpayers. Therefore, it makes more sense to allocate the entire \$200 million in this bill to Permanent Supportive Housing for the homeless and let SB-1 take care of affordable housing.

Several developers met with representatives from the Advocacy Committee of Partners in care (an organization comprised of fifty homeless service providers and other non-profits on Oahu). The discussion pertained to Permanent Supportive Housing ("PSH") for the homeless, but the same issues apply to affordable housing for low-wage working people.

The developers explained they can't finance projects that don't have sufficient rental subsidies in place to guarantee reimbursement for construction and financing costs. On

the other hand, subsidies are often not available for yet-to-be-approved projects, creating a classic “chicken or egg” problem. This is yet another reason why low cost modular housing is an essential part of any plan to end homelessness.

Modular designs cost anywhere from half to one-tenth the of traditional construction. They can be built in months instead of years and are cheaper to maintain. That means modular projects could be 100% financed by the State, avoiding the need for developers to show banks that long-term subsidies are in place.

Traditionally constructed high-rise apartments cost roughly \$450,000 per unit to build and \$300,000 per unit for mid-rise buildings. Brick and mortar projects can take anywhere from four to ten years from inception to completion. Existing market-rate units rent for around \$1000 to \$1500 a month for a studio.

If we only use brick and mortar apartments, the amount appropriated in this bill could only house less than a tenth of the chronic homeless in the State. It will also take many years before the first tenants can get off the streets.

Instead we must avail ourselves of modular mid-rise designs, AND single-story modular homes, such as the InterShelter domes used by First Assembly of God Church in their Shelter program in Kaneohe. Along with InterShelter, there are many other products on the market which cost less than \$25,000 thousand dollars per unit, and can be completed in weeks, not years. Some are manufactured by local companies.

If we use the right products, it's possible to build and maintain thousands of single-story modular homes, just with the \$200 million appropriated in this bill. If we break out of the brick and mortar mindset, this bill could be the beginning of the end of unsheltered homelessness in Hawaii.

Thank you for the opportunity to testify.

**Testimony Before the Senate Committee on Housing
Supporting HB1312 HD1, Appropriating \$(~~200~~) Million
Annually to the Rental Housing Revolving Fund**

Galen Fox, Faith Action

March 12, 2019

Chair Chang, Committee Members:

As you well know, Hawaii faces a critical affordable housing crisis. The state estimates we need 65,000 units by 2025 to meet minimal housing needs. Of that total, 44,000 units are for residents, including the homeless, making 80% or less of area median income.

We will have to spend taxpayer money to deal with this crisis.

The governor's proposed budget included \$100 million a year for affordable rental housing. HB1312 HD1 blanks out the appropriation amount. Faith Action supports appropriating \$200 million a year for housing that helps those most in need. We hope your committee report will note the recommended issuance of \$400 million in general obligation bonds, the sum required to meet this bill's objective.

By continuing for each of the next two years the \$200 million last year's legislature placed into the Rental Housing Revolving Fund, we can double the governor's \$100-million-a-year recommendation.

Let's continue last year's legislative effort by appropriating \$200 million a year to house those most in need, and to keep Hawaii's people

here. HB 1312 is a necessary step toward meeting that objective, and Faith Action for Community Equity supports the measure. Mahalo.



PARTNERS IN CARE

Oahu's Continuum of Care

Our mission is to eliminate homelessness through open and inclusive participation and the coordination of integrated responses.

Testimony in Support of HB 1312 HD1: Relating to Housing

TO: Committee on Housing

FROM: Partners in Care (PIC)

HEARING: Tuesday, March 12, 2019; 1:30 pm; conference room 225

Dear Chair Chang, Vice Chair Kanuha, and members of the Senate Committee on Housing:

Thank you for the opportunity to provide testimony on HB 1312 HD1, which authorizes general obligation bonds amounting to \$400 million over two years for the Rental Housing Revolving Fund. Partners in Care (PIC), a coalition of more than 50 non-profit homelessness providers, supports this bill.

The strength and health of Hawai'i's people and communities depend on all of us coming together to turn around a housing and homelessness problem that's been growing for decades. In 1970, the state of Hawai'i issued a report declaring a "housing crisis" in Hawai'i. Year after year it's gotten worse as increases in housing costs have outpaced increases in wages. In Honolulu, for example, in 1968, 23 percent of renters were cost-burdened, meaning they were paying more than 30 percent of their income for rent. By 2016, the percentage of cost-burdened renters had *more than doubled* to 54 percent. More and more families are unable to afford housing and still have enough left for food and basic necessities.

Turning around a housing and homelessness crisis that's been growing for 50 years will be difficult, but not impossible. It will require coming together around a shared vision, taking bold action, and using data-driven approaches to efficiently use resources. It will take persistence, commitment, and time.

Last year, legislators made a bold and unprecedented commitment of \$200 million for the Rental Housing Revolving Fund—eight times the amount committed from the year before. To turn around a problem that's been growing for 50 years, this level of investment needs to become the new normal.

We can get the most out of the investment in housing subsidies by targeting a significant portion of it toward addressing chronic homelessness—i.e., people who have been living on the streets for a year or more, or suffering repeated bouts of homelessness due to some underlying condition. It is well established that it is more expensive to leave people experiencing chronic homelessness on the streets—straining the emergency medical services system—than it is to provide them with housing and the wrap-around services necessary to help them remain stably housed. By committing an estimated \$75 million a year for ten years, we can eliminate chronic homelessness in Hawai'i, saving an estimated \$2 billion-plus in emergency medical costs and other costs over the course of ten years.

Investing \$400 million in the Rental Housing Revolving Fund over two years is a heavy lift, but it is a necessary one if we finally want to start gaining ground on Hawai'i's housing crisis. We urge you to pass HB 1312 HD1 to continue the work that the legislature began last year to come to grips with this problem. Thank you for your consideration of this very important bill.

PARTNERS IN CARE, OAHU'S CONTINUUM OF CARE

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Evelyn Hao
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Soo San Schake
Organizing
Assistant

Testimony for the Senate Committee on Housing
Supporting HB 1312, HD1, Appropriating \$200 Million Annually to
The Rental Housing Revolving Fund
March 12, 2019

Chair Chang, Vice Chair Kanuha and Committee Members:

Faith Action for Community Equity (formerly FACE) is a 23-year-old grassroots, interfaith organization that includes 18 congregations and temples, a union, housing association, health center and 3 advocacy organizations on Oahu. Faith Action is driven by a deep spiritual commitment to improve the quality of life for our members and all people of Hawaii. We strive to address issues of social justice at all levels of government.

As you know, Hawaii faces a critical affordable housing crisis. The state estimates we need 65,000 units by 2025 to meet minimal housing needs. Of that total, 44,000 units is for residents, including the homeless, making 80% or less of area median income. We will have to spend taxpayer money to deal with this crisis.

The governor's proposed budget includes \$100 million a year for affordable rental housing. Faith Action supports appropriating \$200 million a year for housing that helps those most in need.

By continuing for the next two years the \$200 million last year's legislature placed into the Rental Housing Revolving Fund, we can double the governor's \$100-million-a-year. Sen. Keith-Agaran said recently, "I think there is. . . interest in the Senate to go . . . further[, j]ust as we went. . . further with homeless programs and housing last year." Let's continue last year's legislative effort by appropriating \$200 million a year to house those most in need, and keep Hawaii's people here.

Respectfully submitted,

Evelyn Aczon Hao
President
Faith Action for Community Equity

TESTIMONY IN SUPPORT OF HB 1312, HD 1

TO: Senate Committee on Housing

FROM: Nikos Leverenz
Grants, Development & Policy Manager

DATE: March 12, 2019 (1:30 PM)

Chair Chang, Vice-Chair Kanuha, and Members of the Committee:

Hawai'i Health & Harm Reduction Center (HHRC) **strongly supports** HB 1312, HD 1, which authorizes general obligation bonds of \$400 million over two years for the Rental Housing Revolving Fund (RHRF). Widely available affordable housing is one of the most important social determinants of health for individuals, families, and the larger community. We are a proud member of Partners in Care (PIC)—a coalition of more than 50 organizations working to address homelessness. Homelessness is a complex problem.

Last year, the Legislature made a bold commitment of \$200 million for the RHRF. Making this level of funding the “new normal” would be a long-term solution to help counties and their partners address this state’s long-term—and growing—housing crisis. In 1968, just under one-quarter of renters were paying more than 30% of their income in rent. Recent data indicate that 54% of Hawai'i renters now pay more than 30% of their income in rent.

We also support the dedication of \$75 million per year over the next decade to those who experience chronic homelessness, those who have been living on the streets for a year or more or who have suffered repeated periods of homelessness due to an underlying behavioral health concern. Providing stable housing and comprehensive wrap-around services to facilitate long-term stable housing is a straightforward and effective method of combatting those who face repeated or protracted periods of homelessness. Our allies at the Hawai'i Appleseed Center for Law and Economic Justice estimate that this level of investment will save over \$2 billion in emergency medical costs and other expenditures over ten years.

HHHRC works with many individuals who are impacted by poverty, housing instability, and other social determinants of health. Many have behavioral health problems, including those relating to substance use and underlying mental health conditions. As such, we support a comprehensive “Housing First” approach for those struggling with housing instability.

[As noted by the Corporation for Supportive Housing](#), “Access to safe, quality, affordable housing – and the supports necessary to maintain that housing – constitute one of the most basic and powerful social determinants of health. **[For] individuals and families trapped in a cycle of crisis and housing instability due to extreme poverty, trauma, violence, mental illness, addiction or other chronic health conditions, housing can entirely dictate their health and health trajectory. For these populations, housing is a necessary precursor of health.**” (emphasis added)

Housing First is harm reduction-based policy response to housing instability that has proven to work in those jurisdictions where it has been implemented:

There is a large and growing evidence base demonstrating that Housing First is an effective solution to homelessness. Consumers in a Housing First model access housing faster and are more likely to remain stably housed. This is true for both PSH [Permanent Supportive Housing] and rapid re-housing programs. PSH has a long-term housing retention rate of up to 98 percent. Studies have shown that rapid re-housing helps people exit homelessness quickly—in one study, an average of two months—and remain housed. A variety of studies have shown that between 75 percent and 91 percent of households remain housed a year after being rapidly re-housed.

More extensive studies have been completed on PSH finding that clients report an increase in perceived levels of autonomy, choice, and control in Housing First programs. A majority of clients are found to participate in the optional supportive services provided, often resulting in greater housing stability. Clients using supportive services are more likely to participate in job training programs, attend school, discontinue substance use, have fewer instances of domestic violence, and spend fewer days hospitalized than those not participating.

Finally, permanent supportive housing has been found to be cost efficient. Providing access to housing generally results in cost savings for communities because housed people are less likely to use emergency services, including hospitals, jails, and emergency shelter, than those who are homeless. (National Alliance to End Homelessness, [Fact Sheet: Housing First](#). April 2016.)

Thank you for the opportunity to testify on this measure.



CATHOLIC CHARITIES HAWAII

TESTIMONY IN SUPPORT OF HB 1312 HD1: RELATING TO HOUSING

TO: Senator Stanley Chang, Chair, Senator Dru Mamo Kanuha, Vice Chair; and
Members, Committee on Housing
FROM: Betty Lou Larson, Legislative Liaison, Catholic Charities Hawai'i
Hearing: Tuesday, March 12, 2019; 1:30 PM; CR 225

Chair Chang, Vice Chair Kanuha, and Members, Committee on Housing:

Thank you for the opportunity to provide testimony **in strong support** of HB 1312 HD1, which authorizes the issuance of general obligation bonds to the Rental Housing Trust Fund. I am Betty Lou Larson, with Catholic Charities Hawai'i. We are also a member of Partners in Care.

Catholic Charities Hawai'i (CCH) is a tax exempt, non-profit agency that has been providing social services in Hawai'i for over 70 years. Our mission is to provide services and advocacy for the most vulnerable in Hawai'i. Catholic Charities Hawai'i has a long history of working in the areas of affordable housing and homelessness.

Since its inception, the Rental Housing Revolving Fund has created 7,291 units of affordable rental housing. This has been a godsend for Hawai'i families with children and kupuna, etc. Creating housing is complex. It requires consistent and significant investments. **CCH supports \$200 million per year to the Rental Housing Revolving Fund.**

Suggested Amendment: Catholic Charities Hawaii urges that **a portion of the allocation for FY 19-20 be designated for the development of Permanent Supportive Housing (PSH) units.** A pilot program is needed for the state to address the critical need to construct rental units specifically for the homeless. We support \$75 million for this initiative.

Permanent Supportive Housing (PSH) is a proven model to house people who are disabled and chronically homeless. Providers in Hawaii are interested in the acquisition/rehab of small apartment buildings as well as working with non-profit developers on other models for PSH. Housing 300 homeless people in PSH could **save the state an estimated \$22 million** each year in medical costs. Our Housing First participants compete with other low-income households for low-cost units that are in short supply. The lack of lower cost rental units is an immense roadblock to housing the homeless in a proven, successful model. It is critical for the state to begin building PSH units to directly house the homeless and benefit from significant cost savings. These affordable rental units will add to the overall inventory of affordable housing while giving priority to those most severely disabled and chronically homeless.

The state's allocation of \$200 million in 2018 for affordable housing was a bold and unprecedented commitment to our collective fight to end homelessness. Hawai'i's people, communities, and especially our most vulnerable, depend on all of us to end this crisis.

We urge your support for HB 1312 for critical rental housing development. Please contact me at (808) 373-0356 or bettylou.larson@catholiccharitieshawaii.org if you have any questions.



Catholic
Charities
USA



CLARENCE T. C. CHING CAMPUS • 1822 Ke'eumoku Street, Honolulu, HI 96822
Phone (808) 373-0356 • bettylou.larson@CatholicCharitiesHawaii.org



HB-1312-HD-1

Submitted on: 3/11/2019 1:02:07 PM

Testimony for HOU on 3/12/2019 1:30:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Melodie Aduja	Testifying for O`ahu County Committee on Legislative Priorities of the Democratic Party of Hawai`i	Support	No

Comments:



Inspiring Hope, Changing Lives

Visit us on the web: www.hopeserviceshawaii.org

Connect via email: info@hopeserviceshawaii.org

HOPE Help Line: 808-935-3050

Hearing: **HB 1312 in support**
Date: March 11, 2019
Location: State Capitol, Room 225

Aloha Committee Chair, Vice-Chair, and Committee Members:

I am submitting testimony on behalf of HOPE Services Hawai'i, a nonprofit homelessness service provider, in support of HB 1312.

Rising rents and a lack of affordable housing have left an unprecedented number of Hawai'i families and individuals teetering on the edge of homelessness. This bill would consistently provide \$125 million to the rental housing revolving fund for construction of low income housing and \$75 million for the construction of permanent supportive housing units each year, desperately needed resources in a state where rents continue to skyrocket.

In Hawai'i County, a person earning minimum wage needs to work **101 hours per week in order to afford a 2-bedroom apartment**. A former client from Kona shared their family's struggle: "I had 2 part time jobs and a full time job. I was always working. I ended up keeping my full time job. I then later struggled with my rent payments. Me and my family were close from being evicted from our home. I called multiple places that would help me. HOPE services helped me with my rent, because of them me and my family still have a roof over our heads."

If we want to continue our work to reduce homelessness in our state, funding for affordable housing and Permanent Supportive Housing are critical. **If we can count on these essential resources, we will be able to plan for the long term, likely saving money and increasing our effectiveness in the fight to end homelessness.**

Let's each do whatever is within our power to keep a roof over the heads of families like this one. I urge you to help our neighbors avoid homelessness by supporting HB 1312.

Mahalo nui for your consideration.

Sincerely,

Brandee Menino,
Chief Executive Officer

JOIN OUR COMMUNITY



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LATE

HB-1312-HD-1

Submitted on: 3/11/2019 9:56:36 PM

Testimony for HOU on 3/12/2019 1:30:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
"Phil" Augustus Acosta	Testifying for ALEA Bridge	Support	No

Comments:

Dear Chair Chang, Vice Chair Kanuha, and members of the Senate Committee on Housing:

Thank you for the opportunity to provide testimony on HB 1312, which makes appropriations for the construction of affordable rentals, with an emphasis on Permanent Supportive Housing.

Last year, legislators made a bold and unprecedented commitment of \$200 million for the Rental Housing Revolving Fund. To turn around a problem that's been growing for 50 years, this level of investment needs to become the new normal. By consistently investing \$200 million in affordable rental housing year after year, and by focusing a significant portion of that investment on Permanent Supportive Housing, we can finally adequately address Hawaii's housing crisis and eliminate the chronic homelessness problem that is so costly in terms of human lives and dollars spent. HB 1312 will support these important investments and continue the work that the legislature began last year to come to grips with Hawaii housing and homelessness problem.

Mahalo for your consideration.



PARTNERS IN CARE

Oahu's Continuum of Care

Our mission is to eliminate homelessness through open and inclusive participation and the coordination of integrated responses.

Testimony in Support of HB 1312 HD1: Relating to Housing

TO: Committee on Housing

FROM: Partners in Care (PIC)

HEARING: Tuesday, March 12, 2019; 1:30 pm; conference room 225

Dear Chair Chang, Vice Chair Kanuha, and members of the Senate Committee on Housing:

Thank you for the opportunity to provide testimony on HB 1312 HD1, which authorizes general obligation bonds amounting to \$400 million over two years for the Rental Housing Revolving Fund. Partners in Care (PIC), a coalition of more than 50 non-profit homelessness providers, supports this bill.

The strength and health of Hawai'i's people and communities depend on all of us coming together to turn around a housing and homelessness problem that's been growing for decades. In 1970, the state of Hawai'i issued a report declaring a "housing crisis" in Hawai'i. Year after year it's gotten worse as increases in housing costs have outpaced increases in wages. In Honolulu, for example, in 1968, 23 percent of renters were cost-burdened, meaning they were paying more than 30 percent of their income for rent. By 2016, the percentage of cost-burdened renters had *more than doubled* to 54 percent. More and more families are unable to afford housing and still have enough left for food and basic necessities.

Turning around a housing and homelessness crisis that's been growing for 50 years will be difficult, but not impossible. It will require coming together around a shared vision, taking bold action, and using data-driven approaches to efficiently use resources. It will take persistence, commitment, and time.

Last year, legislators made a bold and unprecedented commitment of \$200 million for the Rental Housing Revolving Fund—eight times the amount committed from the year before. To turn around a problem that's been growing for 50 years, this level of investment needs to become the new normal.

We can get the most out of the investment in housing subsidies by targeting a significant portion of it toward addressing chronic homelessness—i.e., people who have been living on the streets for a year or more, or suffering repeated bouts of homelessness due to some underlying condition. It is well established that it is more expensive to leave people experiencing chronic homelessness on the streets—straining the emergency medical services system—than it is to provide them with housing and the wrap-around services necessary to help them remain stably housed. By committing an estimated \$75 million a year for ten years, we can eliminate chronic homelessness in Hawai'i, saving an estimated \$2 billion-plus in emergency medical costs and other costs over the course of ten years.

Investing \$400 million in the Rental Housing Revolving Fund over two years is a heavy lift, but it is a necessary one if we finally want to start gaining ground on Hawai'i's housing crisis. We urge you to pass HB 1312 HD1 to continue the work that the legislature began last year to come to grips with this problem. Thank you for your consideration of this very important bill.

PARTNERS IN CARE, OAHU'S CONTINUUM OF CARE

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HB-1312-HD-1

Submitted on: 3/11/2019 12:11:41 PM

Testimony for HOU on 3/12/2019 1:30:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
John A. H. Tomoso	Individual	Support	No

Comments:

03-11-19

RE: HB1312HD1

Aloha,

I am in favor of the authorization of the the issuance of general obligation bonds to be appropriated into and out of the rental housing revolving fund. (HB1312 HD1) . As a Social Worker and Preist, I have clients and/or parishioners who are already not able to afford rentals. I can count at least 5 familes that I know of who are living with parents in a house that is already crowded and 1 family that is currently "homeless".

Mahalo

John A. H. Tomoso+, MSW, ACSW, LSW

51 Kuuula Street

Kahului, HI 96732-2906

808-280-1749

johna.h.tomoso@gmail.com,

HB-1312-HD-1

Submitted on: 3/11/2019 12:40:14 PM

Testimony for HOU on 3/12/2019 1:30:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Diane S. Martinson	Individual	Support	No

Comments:

I support this bill which continues the momentum toward the development of low-income housing and prioritizing permanent supporting housing. A comprehensive, long-term legislative commitment is needed again this year and into the future to effectively address the homelessness and low income rental needs in this state. Thank you for your efforts and commitment toward this end.

LATE

HB-1312-HD-1

Submitted on: 3/11/2019 2:57:33 PM

Testimony for HOU on 3/12/2019 1:30:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Sherri K. Dodson	Individual	Support	Yes

Comments:

Please consider supporting this bill. We all need to work together to solve the daunting issue of homelessness and lack of affordable housing. We can't continue to just talk we must take action.

Mahalo

Sherri K. Dodson

Executive Director, Habitat for Humanity Maui

LATE

HB-1312-HD-1

Submitted on: 3/11/2019 6:21:36 PM

Testimony for HOU on 3/12/2019 1:30:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Annie AuHoon	Individual	Support	No

Comments:

TO: Committee on Housing

HEARING: Tuesday, March 12, 2019; 1:30 pm; conference room 225

Dear Chair Chang, Vice Chair Kanuha, and members of the Senate Committee on Housing:

Thank you for the opportunity to provide testimony on HB 1312 HD1, which authorizes general obligation bonds amounting to \$400 million over two years for the Rental Housing Revolving Fund.

The strength and health of Hawai'i's people and communities depend on all of us coming together to turn around a housing and homelessness problem that's been growing for decades. In 1970, the state of Hawai'i issued a report declaring a "housing crisis" in Hawai'i. Year after year it's gotten worse as increases in housing costs have outpaced increases in wages.

In Honolulu, for example, in 1968, 23 percent of renters were cost-burdened, meaning they were paying more than 30 percent of their income for rent. By 2016, the percentage of cost-burdened renters had more than doubled to 54 percent. More and more families are unable to afford housing and still have enough left for food and basic necessities.

Turning around a housing and homelessness crisis that's been growing for 50 years will be difficult, but not impossible. It will require coming together around a shared vision, taking bold action, and using data-driven approaches to efficiently use resources. It will take persistence, commitment, and time.

Last year, legislators made a bold and unprecedented commitment of \$200 million for the Rental Housing Revolving Fund—eight times the amount committed from the year before. To turn around a problem that's been growing for 50 years, this level of investment needs to become the new normal. We can get the most out of the investment in housing subsidies by targeting a significant portion of it toward addressing chronic homelessness—i.e., people who have been living on the streets for a year or more, or suffering repeated bouts of homelessness due to some underlying condition. It

is well established that it is more expensive to leave people experiencing chronic homelessness on the streets—straining the emergency medical services system—than it is to provide them with housing and the wrap-around services necessary to help them remain stably housed.

By committing an estimated \$75 million a year for ten years, we can eliminate chronic homelessness in Hawai'i, saving an estimated \$2 billion-plus in emergency medical costs and other costs over the course of ten years.

Investing \$400 million in the Rental Housing Revolving Fund over two years is a heavy lift, but it is a necessary one if we finally want to start gaining ground on Hawai'i's housing crisis.

I urge you to pass HB 1312 HD1 to continue the work that the legislature began last year to come to grips with this problem.

Thank you for your consideration of this very important bill

LATE

HB-1312-HD-1

Submitted on: 3/12/2019 7:49:47 AM

Testimony for HOU on 3/12/2019 1:30:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Lawrence S Franco	Individual	Support	No

Comments: